



TO LET

Tel: 0117 984 8400

Unit 15, Hemmingway Centre,

**Walker Way, Thornbury Industrial Estate, Thornbury,
BS35 3UW**

Industrial Warehouse Unit

2,951 sq ft (274.15 sq m)



- Established location
- 5 miles from Junction 16 of the M5 Motorway
- 5 miles from Junction 14 of the M5 Motorway
- Leasehold





LOCATION

The property is located on Hemingway Business Centre in Thornbury and accessed via Cooper Road. Local occupiers include Screw Fix, Essilor, Kwik Fit, Gist and Travis Perkins.

Thornbury is approximately 15 miles from Bristol City Centre, 1.3 miles from the A38 and 5 miles north of Junction 14 of the M5 motorway which in turn connects to the M4. The estate is within 0.5 miles of Thornbury Town Centre and as a result of its proximity to good transport links, provides easy access to Bristol, the Midlands, the South East and Devon and Cornwall.

DESCRIPTION

The property comprises an end of terrace industrial warehouse unit. The unit is of steel framed construction with a mixture of brick and block work, cavity walls topped with profile steel cladding beneath a pitched roof. Internally, the warehouse benefits from an office, a Kitchenette and WC facilities.

The warehouse is accessed via a full height roller shutter door and a separate pedestrian door which enters in to the office space. The unit benefits from gas hot air blowers in the warehouse and a minimum eaves height of approximately 4.6 meters. The unit is undergoing a basic refurbishment.

PARKING

There are four allocated parking spaces to the front of the property.

SERVICES

We understand that all mains services are connected to the property including gas, water, drainage and electricity but all interested parties should make their own enquiries.

Accommodation

Warehouse: 2,542 sq ft (236.2 sq m)
Office 409 sq ft (37.97 sq m)
Total 2,951 sq ft (274.17 sq m)

TENURE

The property is available in whole by way of a new FRI lease.

RENT

£17,706 per annum exclusive.

BUSINESS RATES

Rateable value: £20,500.

SERVICE CHARGE

There is a variable service charge in respect of maintenance etc of any common parts of the estate further info available on request.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Awaiting EPC Assessment.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the joints agents below:

Robert Brophy BNP Paribas Real Estate
Tel: 0117 984 8450 Mob: 07887 058 702
Email: robert.brophy@bnpparibas.com

Jeremy Hughes BNP Paribas Real Estate
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Or the Joint Agents: Tom Watkins, Colliers
SUBJECT TO CONTRACT (March 2017)



(*typical estate warehouse interior)